



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: April 6, 2015

Table A. Summary			
Application Summary			
Case Number	Z1400023	Jurisdiction	City/County
Applicant	Hendrick Automotive Group	Submittal Date	September 8, 2014
Reference Name	Hendrick Southpoint Overall	Site Acreage	80.70
Location	107 Kentington Drive, with frontage along west side of Fayetteville Street south of Renaissance Parkway and north of Massey Chapel Road		
PIN(s)	See attached list of 70 parcels – Attachment 5, Application		
Request			
Proposed Zoning	Commercial General with a development plan (CG(D))	Proposal	Commercial development of 330,000 square feet
Site Characteristics			
Development Tier	Suburban Tier		
Land Use Designation	Commercial		
Existing Zoning	Commercial General with a development plan (CG(D))*		
Existing Use	Vacant and commercial		
Overlay	F/J-B	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	New Hope Creek
Determination/Recommendation/Comments			
Staff	Staff determines that this request is be consistent with the <i>Comprehensive Plan</i> and applicable policies and ordinances.		
Planning Commission	Approval, 12-0 on February 10, 2015. The Planning Commission finds that the ordinance request is consistent with the adopted <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.		
DOST	No comments		
BPAC	No comments		

## A. Summary

This is a request to change the zoning designation of a 80.70-acre site for a proposed maximum development of 330,000 square feet of commercial uses. The site is located at 107 Kentington Drive along the west side of Fayetteville Street, south of Renaissance

Parkway and north of Massey Chapel Road (see Attachment 1, Context Map). This zoning request is consistent with the future land use map designation of the *Comprehensive Plan* which designates the site as Commercial.

This request combines the Hendrick Southpoint project to a single development plan; thus, removing project boundary buffers internal to the site that presently exist as a commitment of the existing zoning (cases Z1200025 and Z1400002).

Appendix A provides supporting information.

## **B. Site History**

A zoning map change request, case Z1000010, was submitted for a portion of this site on September 13, 2010 which included additional acreage, 33 acres of which are adjacent to this site and approved for CG(D) zoning, case Z1200025, for a maximum of 180,000 square feet of building area. Case Z1000010 was administratively withdrawn on August 8, 2011 for failure of the applicant to address review comments in a timely manner, as required by the UDO. Case Z1200025 was approved by Council on September 16, 2013.

The applicant has submitted street closing applications for each of the seven rights-of-way platted through the subject property. These applications are at various stages of review and split between County and City jurisdictions. Final consideration by the corresponding governing body of each is anticipated to be Quarter 2 of 2015.

A zoning map change request for a portion of this site, case Z1400002, is presently in process (recommended for approval by Planning Commission on January 13, 2015 by a vote of 12 – 0) and requests a maximum of 150,000 square feet of commercial uses on 45.84 acres. Case Z1400002 is a part of a consolidated land use item which will include decisions on Annexation, Utility Extension Agreement, and this zoning map change request as an “initial” zoning of newly annexed land; Council is anticipated to consider this item on March 2, 2015.

## **C. Review Requirements**

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request’s consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

## D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the CG(D) district (Sec. 3.5.6.D, Sec. 6.10.1.B). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

**Text Commitments.** Text commitments have been proffered to commit to requirements in excess of ordinance standards regarding installation of a wall, berm, landscaping, buffers, prohibition of external loud speakers, lighting, hours of operation for construction activity and deliveries, payment to City for sidewalk installation, and a number of roadway improvements.

**Graphic Commitments.** Graphic commitments include the general location of site access points, tree preservation areas, potential stream crossings, masonry wall, berm, evergreen plantings and the closure of the existing public right-of-way within the site.

**Design Commitments.** The proposed development will consist of main buildings and accessory buildings. The design commitments describe architectural features, building materials and rooflines that will apply to either of the two building types (main or accessory).

**Determination.** If the requested CG(D) zoning district is approved, this request would allow for a range of commercial and/or office uses not to exceed 330,000 square feet.

## E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

**Determination.** The requested CG zoning district is consistent with the Future Land Use Map of the *Comprehensive Plan* which designates this site as Commercial.

**Policy 2.2.2g. Special Redevelopment Areas.** The Kentington Heights neighborhood is considered a special redevelopment area. As such proposals for new development are encouraged to configure in such a way as to mitigate impacts to the tracts that are not included by deploying design elements, roadways, and buffers while accommodating integration through vehicular, pedestrian, and bicycle access. These development components are required by and regulated by the UDO. The subject zoning map change application includes all the remaining parcels for this neighborhood. As such, the Kentington Heights neighborhood will no longer exist should this request be approved.

## F. Site Conditions and Context

**Site Conditions.** This 80.70-acre site is comprised of 70 parcels located along the west side of Fayetteville Road, south of Renaissance Parkway and north of Massey Chapel Road. The development plan shows an existing building in the northeast portion of the site and 31 existing single-family houses in the western portion of the site which is mostly shown as forested and vacant. A perennial stream runs along the southern portion of the site; an intermittent stream bisects the northwest portion of the site. Seven rights-of-way are platted through the site but the applicant has submitted street closing applications for each of them.

**Area Characteristics.** This site is in the Suburban Tier and adjacent to a Suburban Transit Area. The existing commercial node (see commercial designation on Attachment 2, Future Land Use Map) associated with Southpoint Mall and Renaissance Center (fronting on Fayetteville Road south of Interstate – 40) is mostly developed north of Renaissance Parkway. The future land use map for the commercial designation south of Renaissance Parkway is mostly platted and zoned for single-family development.

The character of the area has experienced a substantial transformation in recent decades, from agricultural and very low density residential uses to suburban scale subdivisions surrounding a regional mall. Despite the rapid transition, some areas have remained relatively unchanged, such as the Kentington Heights neighborhood, Herndon Farm, and the historic Massey's Chapel. Many of the main arterials are still two-lane farm-to-market roads that expand into multiple lanes leading up to major intersections.

This area is within the F/J-B Watershed Protection Overlay district which limits impervious surface allowances on proposed development.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

**Determination.** The proposed CG(D) district meets the ordinance requirements in relation to development on the subject site.

## G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

**Determination.** The proposed CG(D) district is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of transit, utility, drainage/stormwater,

schools and water supply. The proposal is not estimated to change the impacts of students generated by the site.

**Transportation system impacts.** The proposal is not estimated to change the daily vehicle trips of the site. A Traffic Impact Analysis (TIA) was required of the previous two zoning map change applications on the site (cases Z1200025 and Z140002) and those mitigation measures are reflected on this associated development plan with the subject request (case Z1400023).

## H. Staff Analysis

Staff determines that this request is consistent with the *Comprehensive Plan* and applicable policies and ordinances.

## I. Contacts

Table I. Contacts		
<b>Staff Contact</b>		
Amy Wolff, Senior Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
<b>Applicant Contact</b>		
Agent: Jeff Mangas, EMHT	Ph: 704-353-9956	jmangas@emht.com

## J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Fairfield Community Awareness Committee

## K. Summary of Planning Commission Meeting February 10, 2015 (Case Z1400023)

**Staff Report:** Ms. Wolff presented the staff report.

**Zoning Map Change Request:** 80.70 acres located at 107 Kentington Drive, with frontage along west side of Fayetteville Street south of Renaissance Parkway and north of Massey Chapel Road. Request: Commercial General with a development plan (CG(D)) to Commercial General with a development plan (CG(D))PINS:

0718-04-51-9524,8524,7524,6523,4570,4756,4859,6844,7854,8855,9865,0718-04-52-4051,4163,4265,4358,4560,4648,2799,2869,8064,7064,6054,7299,6278,7422,7523,8299,4606,6785,6835,6903,8965,9073,9848,9750,9544,0718-04-53-1485,2485,3474,4473,5474,7338,2041,1198,1485,2485,3474,4473,5474,7338,7438,2188, 5062,4148,5158,6149,7169,7095,0718-04-61-0875,0718-04-62-1852,0767,0073, 0489,2521,3626,4510,0718-04-61-0535,0718-04-61-8708,0718-04-62-5310,4300,3209,2209,1209,0209,8319,0718-04-72-3411

**Public Hearing:** Chair Harris opened the public hearing. One person spoke in support. Chair Harris closed the public hearing.

**Commission Discussion:** None.

**Motion:** To approve. (Mr. Miller, Mr. Buzby 2<sup>nd</sup>)

**Action:** Motion carried, 12-0.

**Findings:** The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

## L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: <ol style="list-style-type: none"> <li>1. Context Map</li> <li>2. Future Land Use Map</li> <li>3. Aerial Photography</li> <li>4. Development Plan Reduction</li> <li>5. Application</li> <li>6. Submittal and Review History</li> <li>7. BPAC Comments</li> </ol>
Appendix B	Site History	N/A
Appendix C	Review Requirements	N/A
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan
Appendix E	Adopted Plans	Table E: Adopted Plans
Appendix F	Site Conditions and Context	Table F: Site Context
Appendix G	Infrastructure	Table G1: Road Impacts Table G2: Transit Impacts Table G3: Utility Impacts

Table K. Supporting Information		
		Table G4: Drainage/Stormwater Impacts Table G5: School Impacts Table G6: Water Impacts
Appendix H	Staff Analysis	N/A
Appendix I	Contacts	N/A
Appendix J	Notification	N/A
Appendix K	Summary of Planning Commission Meeting	Attachments: 8. Planning Commissioner's Written Comments 9. Ordinance Form 10. Consistency Statement

## Appendix A: Application Supporting Information

### Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Submittal and Review History
7. BPAC Comments

## Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
<b>CG</b>	<b>Commercial General</b> - the <b>CG</b> district is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic. Development in the CG District should provide safe pedestrian access to adjacent residential areas.
<b>(D)</b>	<b>Development Plan</b> – the letter “D” following a zoning district indicates that a development plan has been included with a zoning map change request. This designation may be added to any zoning map change request to signify that a conceptual representation of the proposed site has been submitted that indicates how the proposed development could meet ordinance standards. Any significant change to the development plan would require a new zoning petition.

Table D2. District Requirements – CG			
	Code Provision	Required	Development
Minimum Site Area (square feet)	6.10.1.B	20,000	3,515,292
Minimum Lot Width (feet)	6.10.1.B	100	100
Minimum Street Yard (feet)	6.10.1.B	25	25
Minimum Side Yard (feet)	6.10.1.B	25	25
Minimum Rear Yard (feet)	6.10.1.B	25	25
Maximum Height (feet)	6.10.1.B	50	50

Table D3. Environmental Protection			
Resource Feature	UDO Provision	Required	Committed
Tree Coverage	8.3.1C	10% (8.07 acres)	16.50% (13.32 acres)
Stream Protection (buffer in feet)	8.5.4.B, 8.7.2.B.1	100	100

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	CC(D)	0.2/0.4	0.4 (20 feet)
East	MU(D)	N/A (right-of-way greater than 60 feet)	N/A
	RR		
South	RR	0.6/0.8	0.8 (50 feet)
West	RR	0.6/0.8	0.8 (50 feet)
	RS-20	0.6/0.8	0.8 (50 feet)
	RS-M(D)	0.6/0.8	0.8 (50 feet)

Table D5. Summary of Development Plan		
Components	Description	Plan Sheet
Required Information	<b>Intensity/Density.</b> 330,000 square feet of non-residential area.	3/3
	<b>Building/Parking Envelope</b> has been appropriately identified.	3/3
	<b>Project Boundary Buffers</b> are appropriately shown.	3/3
	<b>Stream Crossing.</b> Two potential stream crossings shown.	3/3
	<b>Access Points.</b> Two site access points have been identified.	3/3
	<b>Dedications and Reservations.</b> None.	N/A



Table D5. Summary of Development Plan		
	<b>Impervious Area.</b> 70% (56.49 acres)	3/3
	<b>Environmental Features.</b> Floodway fringe, wetlands, streams and stream buffers have been identified as shown.	3/3
	<b>Areas for Preservation.</b> See Tree Coverage (below).	3/3
	<b>Tree Coverage.</b> 13.32 acres (16.50%) of tree preservation area as shown.	3/3
<b>Graphic Commitments</b>	<ol style="list-style-type: none"> <li>1. Location of site access point.</li> <li>2. Location of tree preservation areas.</li> <li>3. Location of two potential stream crossings.</li> <li>4. Location of a berm and evergreen planting area.</li> <li>5. Location of masonry wall.</li> <li>6. Closing of existing rights-of-way within the site.</li> </ol>	3/3
<b>Text Commitments</b>	<ol style="list-style-type: none"> <li>1. Prior to site plan approval, a right-of-way closure request will be submitted for the closure of Chapparral Drive right-of-way from Matterhorn Drive to Fayetteville Road.</li> <li>2. Provide street lighting to City of Durham and NCDOT standards along Fayetteville Road between Renaissance Parkway and the southern property line of the development. The street lighting will be installed and maintained by Duke Energy.</li> <li>3. Outdoor lighting will be down lighting without sag lenses. Lenses will not protrude lower than lighting fixtures. House shields will be utilized in fixtures within 50 feet of residential uses.</li> <li>4. No tractor-trailer deliveries will occur between the hours of 8:00pm and 6:00am.</li> <li>5. Accessory buildings will not exceed two stories in height.</li> <li>6. An 18 inch stone wall will be erected along the eastern boundary line on Fayetteville Road from the southern property line north to the 20-foot buffer at Chaparral Drive.</li> <li>7. A payment will be made into the city's sidewalk fund, at the City's established rate, of the funds necessary to extend the side walk along Fayetteville Road from the southern property line to the intersection of Massey Chapel Road.</li> <li>8. The buffer along the southern property line from the stream buffer to Fayetteville Road shall be 75 feet in width.</li> <li>9. Prior to the issuance of the first Certificate of Occupancy in Phase II, a berm will be constructed in the location depicted on the Development Plan. The berm will be a minimum of six feet in height from existing ground unless inhibited by a public utility easement. The berm and berm slopes will be in conformance with minimum City of Durham UDO requirements.</li> </ol>	Cover

<b>Table D5. Summary of Development Plan</b>		
	<p>10. Prior to the issuance of the first Certificate of Occupancy in Phase II, an eight foot tall masonry wall will be constructed on top of the berm.</p> <p>11. Prior to the issuance of the first Certificate of Occupancy in Phase II, Evergreen Trees, as defined by Section 9.2.2 in the City of Durham UDO listed in either Table 1C of 1D in the Durham Landscape Manual, will be planted. The trees will be planted in the location depicted on the Development Plan at a rate of seven per every 100 linear feet (57 total) and shall be a minimum of eight feet tall.</p> <p>12. No external loudspeakers will be used on the campus.</p> <p>13. There will be zero foot candles at the property line adjacent to Abron Drive, resulting in no lighting spillover. Lighting levels will be verified prior to the issuance of the Certificate of Occupancy for any buildings or site improvements in this location.</p> <p>14. Unless otherwise authorized, construction will be limited to the following:</p> <ul style="list-style-type: none"> <li>a. No construction on holidays.</li> <li>b. No construction on Sundays.</li> <li>c. Only between 8:30am to 5:30pm on Saturdays.</li> </ul> <p><b>PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT</b></p> <p>15. Dedicate additional right-of-way for the frontage of the site along the west side of Fayetteville Road to provide a minimum of 55 feet of right-of-way (from the centerline of the existing 60 foot right-of-way) and 10 feet from the back of curb for the proposed roadway improvements along Fayetteville Road.</p> <p><b>PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY</b></p> <p>16. FAYETTEVILLE ROAD</p> <p>16.1Widen the west side of Fayetteville Road to provide a one-half of the future four-lane divided roadway (with curb, gutter, and bicycle lanes) from the existing four-lane section near Renaissance Parkway to the southern property line of the site.</p> <p>16.2Construct a monolithic concrete island per NCDOT Standards of Fayetteville Road from north of Kentington Drive to James Ross Drive. The island must be designed to prevent left-turns from Kentington Drive onto northbound Fayetteville Road.</p> <p>17. FAYETTEVILLE ROAD AND JAMES ROSS ROAD</p> <p>17.1Construct a southbound left turn lane with adequate storage and appropriate tapers on Fayetteville Road at James Ross Drive. Provide adequate widening on northbound Fayetteville Road to accommodate</p>	

Table D5. Summary of Development Plan		
	<p>southbound u-turn movements at James Ross Road.</p> <p>18. FAYETTEVILLE ROAD AND KENTINGTON DRIVE (SITE ACCESS #1)</p> <p>18.1Construct an exclusive southbound right turn lane on Fayetteville Road with adequate storage and appropriate taper.</p> <p>18.2Construct an exclusive northbound left turn lane on Fayetteville Road with adequate storage and appropriate tapers on Fayetteville Road at Kentington Drive.</p> <p>18.3Construct a median in the center of Fayetteville Road at Kentington Drive to prohibit left-turns from Kentington Drive at Fayetteville Road.</p> <p>18.4Construct a second southbound through lane on Fayetteville Road.</p> <p>19. RENAISSANCE PARKWAY AND ROLANDO DRIVE (SITE ACCESS #2)/EASTERN SOUTHPOINT MALL DRIVEWAY</p> <p>19.1Construct an additional northbound lane on Rolando Drive (Site Access #2) to provide an exclusive northbound right-turn lane with adequate storage and appropriate tapers and a through-left lane.</p> <p>19.2Construct a concrete sidewalk (five foot minimum width) on both sides of Rolando Drive from Renaissance Parkway to the site.</p> <p>19.3Install a traffic signal with steel poles/mast arms, pedestrian signals, and interconnect cable at the intersection of Renaissance Parkway and Rolando Drive (subject to MUTCD warrants and approval by City Transportation).</p> <p>19.4Restripe the Eastern Southbound Mall Driveway to provide an exclusive southbound right-turn lane and a shared through-left lane.</p> <p>20. FAYETTEVILLE ROAD AND RENAISSANCE PARKWAY</p> <p>20.1Extend the inside eastbound left-turn lane on Renaissance Parkway at Fayetteville Road to provide adequate storage and appropriate tapers.</p> <p><b>THE FOLLWOING IMPROVEMENTS ARE REQUIRED OF OTHER DEVELOPMENTS AND MAY ALSO BE REQUIRED OF THIS DEVELOPMENT:</b></p> <p>21. FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (NORTHERN INTERSECTION)</p> <p>21.1Construct an additional westbound lane on Massey Chapel Road at the northern Fayetteville Road intersection to provide exclusive westbound left turn and right turn lanes with adequate storage and appropriate tapers.</p>	

<b>Table D5. Summary of Development Plan</b>		
	<p>21.2 Construct a northbound right-turn lane on Fayetteville Road with adequate storage and appropriate tapers.</p> <p>22. FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (SOUTHERN INTERSECTIONS)</p> <p>22.1 Construction an eastbound right-turn lane on Massey Chapel Road with adequate storage and appropriate tapers.</p>	
<b>SIA Commitments</b>	None Provided.	N/A
<b>Design Commitments</b>	<p><b><u>Main Buildings:</u></b></p> <p>1. The architecture for the individual buildings will vary, but they will all comprise of curtain wall openings on the front elevation. The buildings will be either 1 ½ or 2 stories in height. There will be a distinctive main entrance on the front elevation and will include up to two additional entrances used for loading vehicles onto the showroom floor. Other features will consist of aluminum overhead doors.</p> <p><b><u>Accessory Buildings:</u></b></p> <p>2. Any accessory buildings will be located to the side or the rear of the main buildings and will not be subject to the main building standards listed above.</p> <p><b><u>Rooflines:</u></b></p> <p>3. Main buildings: the roof will be flat, and concealed by a flat top parapet, constructed with the same materials as listed below for the walls.</p> <p>4. Accessory buildings: the roofs will be flat with the use of parapet walls.</p> <p><b><u>Materials :</u></b></p> <p>5. Main buildings: one of more of the following materials will be used on each building; brick, split face CMU (either painted or integral color), smooth face block (either painted or integral color), aluminum curtain wall, aluminum composite materials, EIFS (Stucco), architectural metal panel systems (ACM), painted structural steel, or painted concrete tilt wall panels. The coping on each parapet wall will be either a metal cap flashing or will be ACM.</p> <p>6. Accessory buildings: one or more of the following materials will be used on each accessory building; brick, split face CMU (either painted or integral color), smooth face block (either painted or integral color), aluminum curtain wall, aluminum composite material, EIFS (stucco), architectural metal panel systems (ACM), painted structural steel, or painted concrete tilt wall panels. Overhead doors will be aluminum and any personnel</p>	Cover

Table D5. Summary of Development Plan		
	<p>doors will be metal doors.</p> <p><b><u>Distinctive Architectural Features:</u></b></p> <p>7. Distinctive features include large glazed area showrooms at the front of the buildings with different and distinctive main entrance door treatments. Each building will also have enclosed service write-up drives with glass and aluminum overhead doors facing the front of the dealership.</p> <p><b><u>Context Area</u></b></p> <p>8. This will be a unique development and will not fit into the context area. The main buildings will all front the main road or drive running through the site.</p>	

## Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
<i>Comprehensive Plan</i>	
Policy	Requirement
<b>Future Land Use Map</b>	<b>Commercial:</b> Land used primarily for retail, entertainment, office, and services. <b>Suburban Tier:</b> Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.
<b>2.2.2e</b>	<b>Suburban Tier Commercial Development:</b> discourage auto-oriented commercial “strip” development and instead encourage commercial “nodes” with appropriately designed internal connections at key locations along major transportation corridors.
<b>2.2.2f</b>	<b>Suburban Tier Spacing of Commercial Nodes:</b> Use the following standards when evaluation requests for new commercial development: <ul style="list-style-type: none"> <li>i. Separate distinct nodes of commercial development by a distance of at least one-half mile, measured from the outermost edge of the node;</li> <li>ii. Cluster commercial uses at intersections of thoroughfares; and</li> <li>iii. Restrict new, isolated, mid-block commercial uses.</li> </ul>
<b>2.2.2g</b>	<b>Special Redevelopment Areas.</b> When multiple existing lots are proposed for new development or redevelopment as part of an area-wide change in land use, and where significant development has changed the character of the surrounding area, the development should be configured in such a way so as to: <ul style="list-style-type: none"> <li>i. Ensure that the tracts which are not included in the development are of sufficient size, shape, and location to be subsequently developed to compatible standards and use;</li> <li>ii. Employ unifying design elements, roadways, and buffers; and</li> <li>iii. Incorporate vehicular, pedestrian, and bicycle access as required by the UDO in a way to serve the development as well as other adjacent parcels not proposed for development.</li> </ul>
<b>2.3.1a</b>	<b>Contiguous Development:</b> Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.
<b>2.3.1e</b>	<b>Expansion of Commercial Nodes:</b> Through the Unified Development Ordinance, and in evaluating requests for expansions to existing commercial nodes, require that the proposed development be designed to be integrated with the rest of the existing node to promote pedestrian and vehicular circulation.
<b>2.3.2a</b>	<b>Infrastructure Capacity.</b> Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.
<b>8.1.2j</b>	<b>Transportation Level of Service Maintenance:</b> Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated.
<b>11.1.1a</b>	<b>School Level of Service Standard:</b> The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system’s maximum permanent building capacity, measured on a system-wide basis for each type of facility.

Table E. Adopted Plans	
11.1.1b	<b>Adequate Schools Facilities:</b> Recommend denial of all Zoning Map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service.

## Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Shopping center (Southpoint Mall), vacant	CC(D)	F/J-B, MTC
East	Bank, shopping center, hotel, office, multi- and single-family residential, vacant	MU(D), CN(D), RR	F/J-B
South	Single-family residential, place of worship, vacant	RR	F/J-B
West	Single- and multi-family residential, vacant	RR	F/J-B

## Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts				
Fayetteville Road and I-40 are the major roads impacted by the proposed zoning change. There are no scheduled NCDOT roadway improvement projects in the area.				
Affected Segments	Fayetteville Rd (south of Massey Chapel)	Fayetteville Rd (north of Herndon)	I-40 (west of Fayetteville)	I-40 (east of Fayetteville)
Current Roadway Capacity (LOS D) (AADT)	13,300	32,400	111,800	111,800
Latest Traffic Volume (AADT)	7,100	34,000	111,000	119,000
Traffic Generated by Present Designation (average 24 hour)*	11,171			
Traffic Generated by Proposed Designation (average 24 hour)**	11,171 (103% of TIA Estimate)			
Impact of Proposed Designation	0			

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

Fayetteville Road (south of Massey Chapel Road): Two-lane undivided city/county Class II arterial with left-turn lanes

Fayetteville Road (north of Herndon Road): Four-lane divided city/county class II arterial with left-turn lanes

I-40 (west of Fayetteville Road): Six-lane divided interstate highway

I-40 (east of Fayetteville Road): Six-lane divided interstate highway

Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

\*Assumption- (Max Use of Existing Zoning) – Per TIA's: 330,000 square-feet retail (new car sales).

\*\* Assumption- (Max Use of Proposed Zoning) – Per TIA's: 330,000 square-feet retail (new car sales).

<b>Table G2. Transit Impacts</b>
Transit service is provided within one-quarter mile of this site along Renaissance Parkway via DATA route #7 and Triangle Transit Route #800.

<b>Table G3. Utility Impacts</b>
This site is will be served by City water and sewer pending Utility Extension Agreement and Annexation.

<b>Table G4. Drainage/Stormwater Impacts</b>
The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

<b>Table G5. School Impacts</b>			
The proposed zoning is not estimated to generate any students; residential is not permitted on the development plan. This does not represent a change from the existing zoning (assuming approval of Z1400002). Durham Public Schools serving the site are Creekside Elementary School, Githens Middle School, and Jordan High School.			
<b>Students</b>	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
<b>Current Building Capacity</b>	16,794	7,760	10,259
<b>Maximum Building Capacity (110% of Building Capacity)</b>	18,473	8,536	11,285
<b>20<sup>th</sup> Day Attendance (2014-15 School Year)</b>	16,545	7,465	10,074
<b>Committed to Date (October 2011 – September 2014)</b>	68	19	-35
<b>Available Capacity</b>	1,860	1,052	1,246
<b>Potential Students Generated – Current Zoning*</b>	0	0	0
<b>Potential Students Generated – Proposed Zoning**</b>	0	0	0
<b>Impact of Proposed Zoning</b>	0	0	0

\*Assumption- (Max Use of Existing Zoning) –no residential permitted (assuming approval of Z1400002)

\*\* Assumption- (Max Use of Proposed Zoning) –no residential permitted



Table G6. Water Supply Impacts	
This site is estimated to generate a total of 41,250 GPD if developed to its maximum potential with the proposed zoning district (assuming approval of Z1400002). This does not represent any change from the existing zoning of the site.	
Current Water Supply Capacity	37.00 MGD
Present Usage	27.17 MGD
Approved Zoning Map Changes (October 2011 – September 2014)	0.13 MGD
Available Capacity	9.70 MGD
Estimated Water Demand Under Present Zoning*	41,250 GPD
Potential Water Demand Under Proposed Zoning**	41,250 GPD
Potential Impact of Zoning Map Change	0

Notes: MGD = Million gallons per day

\*Assumption- (Max Use of Existing Zoning) – 330,000 square feet of commercial (assuming approval of Z140002)

\*\* Assumption- (Max Use of Proposed Zoning) –330,000 square-feet commercial

## Appendix K: Summary of Planning Commission Meeting

Attachments:

8. Planning Commissioner's Written Comments
9. Ordinance Form
10. Consistency Statement